



FOR CLERK USE ONLY	
City Council	25
Item No.	

## CITY COUNCIL/REDEVELOPMENT AGENCY AGENDA FACT SHEET

Redevelopment Agency  
Department

9.7.10  
Requested Date

1. **Request:**

Council/RDA Approval	<input checked="" type="checkbox"/>	Information Only/ Presentation	<input type="checkbox"/>
Other (specify)	<input type="checkbox"/>	Hearing	<input type="checkbox"/>

2. **Requested Action:**

Approval of Storefront Rebate for B. H. Properties located at 102-104 Second St.  
in the amount of \$40,000

3. **Fiscal Impact:**

Revenue:	Increase <input type="checkbox"/>	Source:	_____
	Decrease <input type="checkbox"/>	Amount:	_____
Cost:	Increase <input type="checkbox"/>	Source:	_____
	Decrease <input type="checkbox"/>	Amount:	_____
	Does Not Apply <input checked="" type="checkbox"/>	Budgeted Item	

4. **Reviewed By:**

Finance Dept. on \_\_\_\_\_ By: \_\_\_\_\_  
Comments: \_\_\_\_\_

City Attorney on \_\_\_\_\_ By: \_\_\_\_\_  
Comments: \_\_\_\_\_

*Note: Back up must be submitted along with this form. Deadline is 5:00 p.m., 2 Fridays before the scheduled meeting date.*

CLERK USE ONLY

CITY COUNCIL DATE:

Action	<input type="checkbox"/>	Filing	<input type="checkbox"/>
Consent	<input type="checkbox"/>	Presentation	<input type="checkbox"/>
Hearing	<input type="checkbox"/>	Other(specify)	<input type="checkbox"/>

Reviewed by: City Clerk \_\_\_\_\_  
Date \_\_\_\_\_

City Manager \_\_\_\_\_  
Date \_\_\_\_\_

# **REDEVELOPMENT AGENCY AGENDA REPORT**

**SUBJECT:** Storefront Improvement Program- Approve Rebate to B. H. Properties LLC, 102-104 Second St., Calexico

**AGENDA DATE:** September 7, 2010

**PREPARED BY:** Oscar G. Rodriquez, RDA Asst. Executive Director

**APPROVED FOR AGENDA:** Victor Carrillo, City Manager/RDA Ex. Director

**RECOMMENDATION:** Approve Rebate to B.H. Properties, 102-104 Second St., Calexico

**FISCAL IMPACT:** \$40,000 RDA Storefront Program

**BACKGROUND INFORMATION: (Prior action/information)**

The Redevelopment Agency's Storefront Improvement Program provides rebates to businesses located within the RDA project areas that eliminate blight by improving the storefront façade and exterior as allowed under the program. The rebate is 50% of the cost of improvements up to a maximum of \$40,000 rebate amount per parcel.

The property located at 102-104 Second St. has completed the renovation of the storefront façade and is requesting a rebate under the Storefront Improvement Program. All required documentation has been submitted and reviewed.

**RECOMMENDATION**

Staff recommends approval to process a rebate in the amount of \$40,000.

**Attachments:**

Application

Proposal & contract

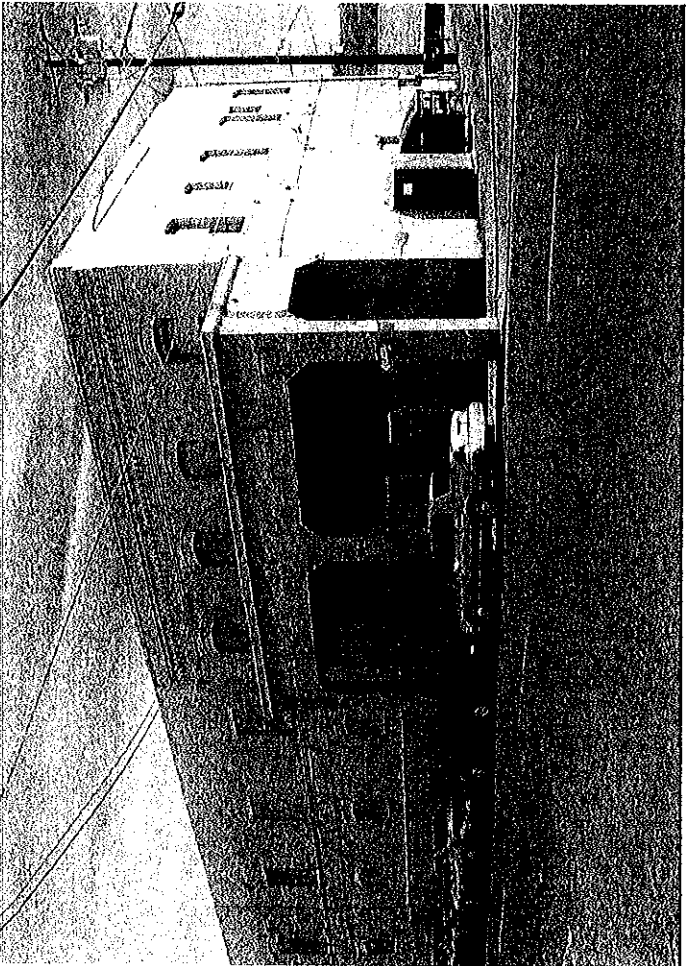
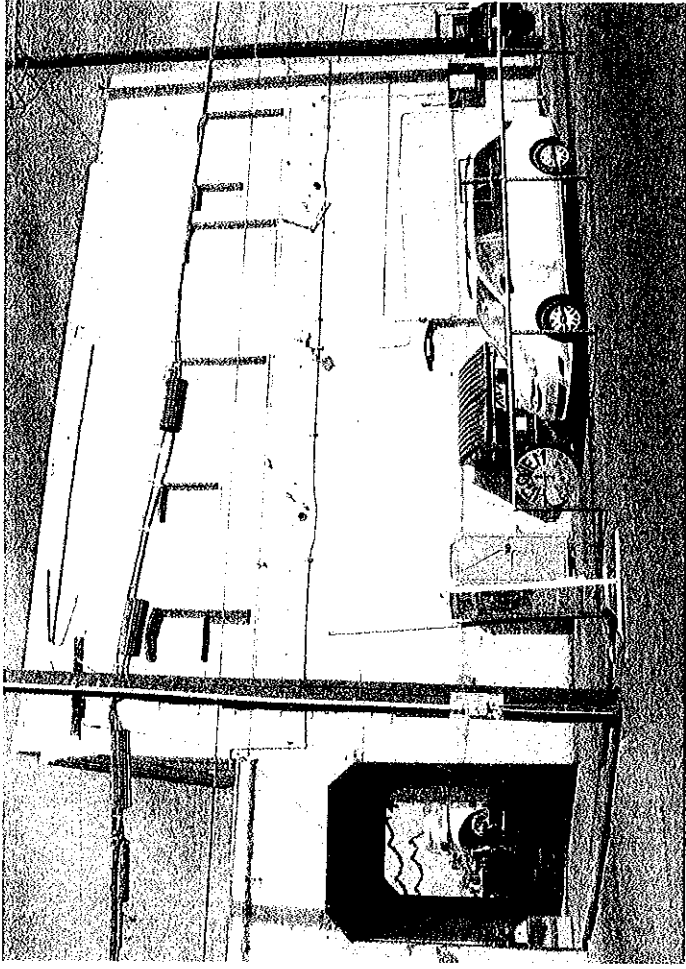
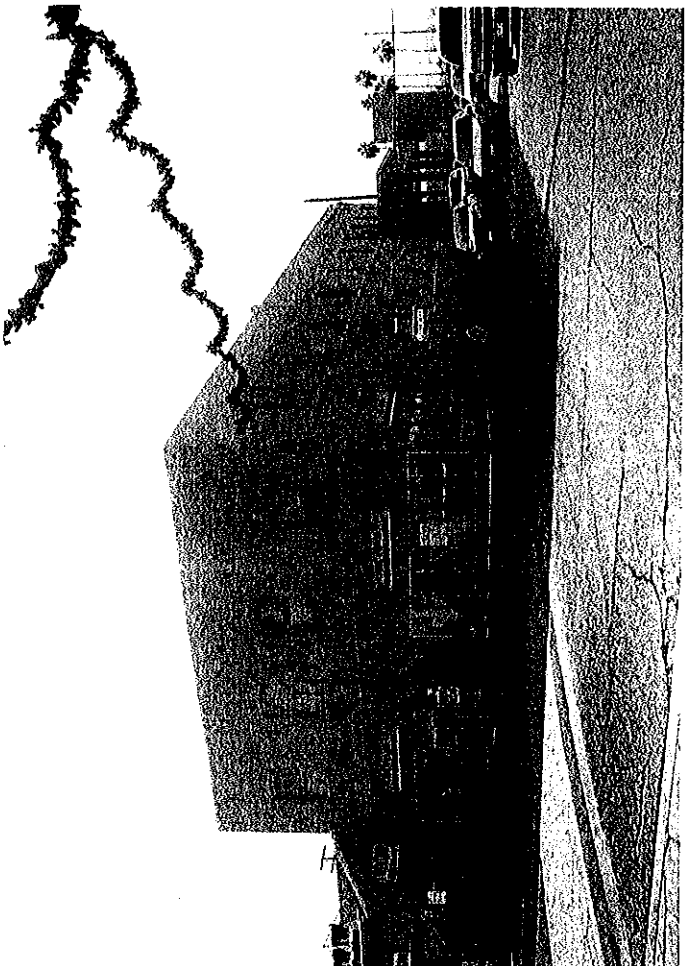
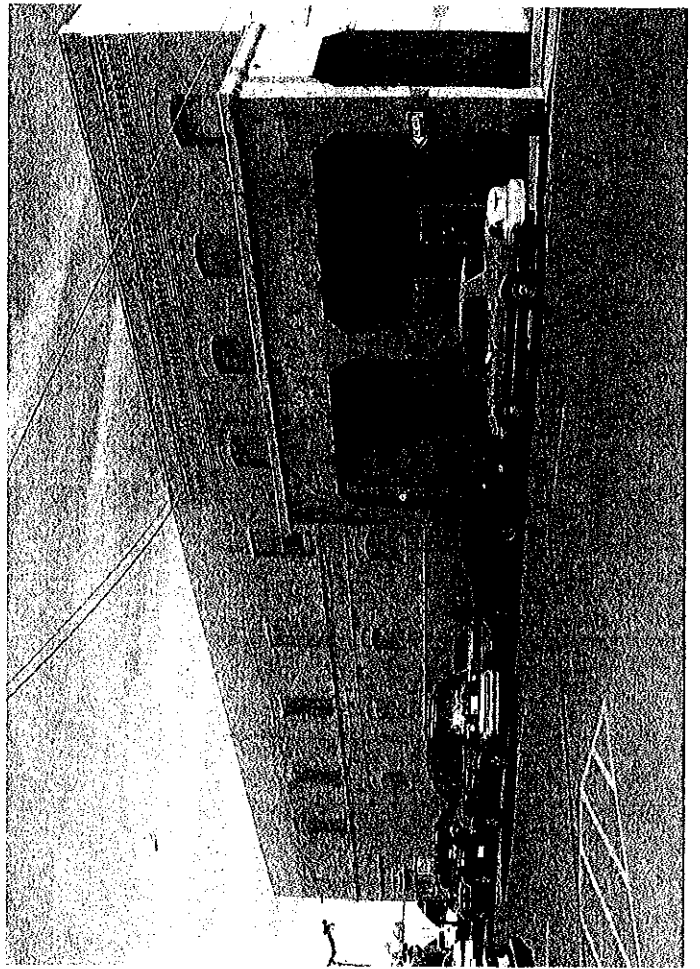
Photos - before and after

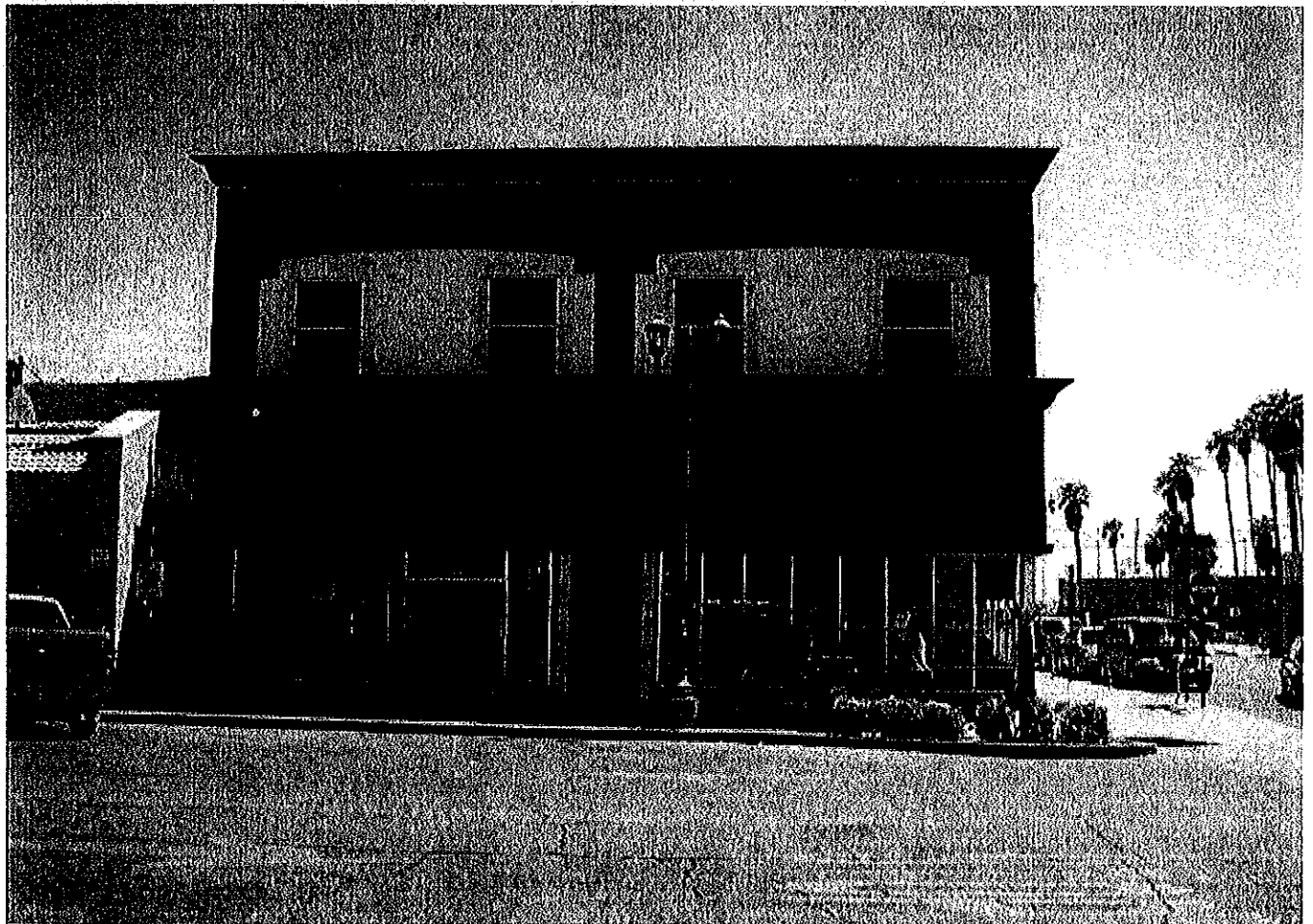
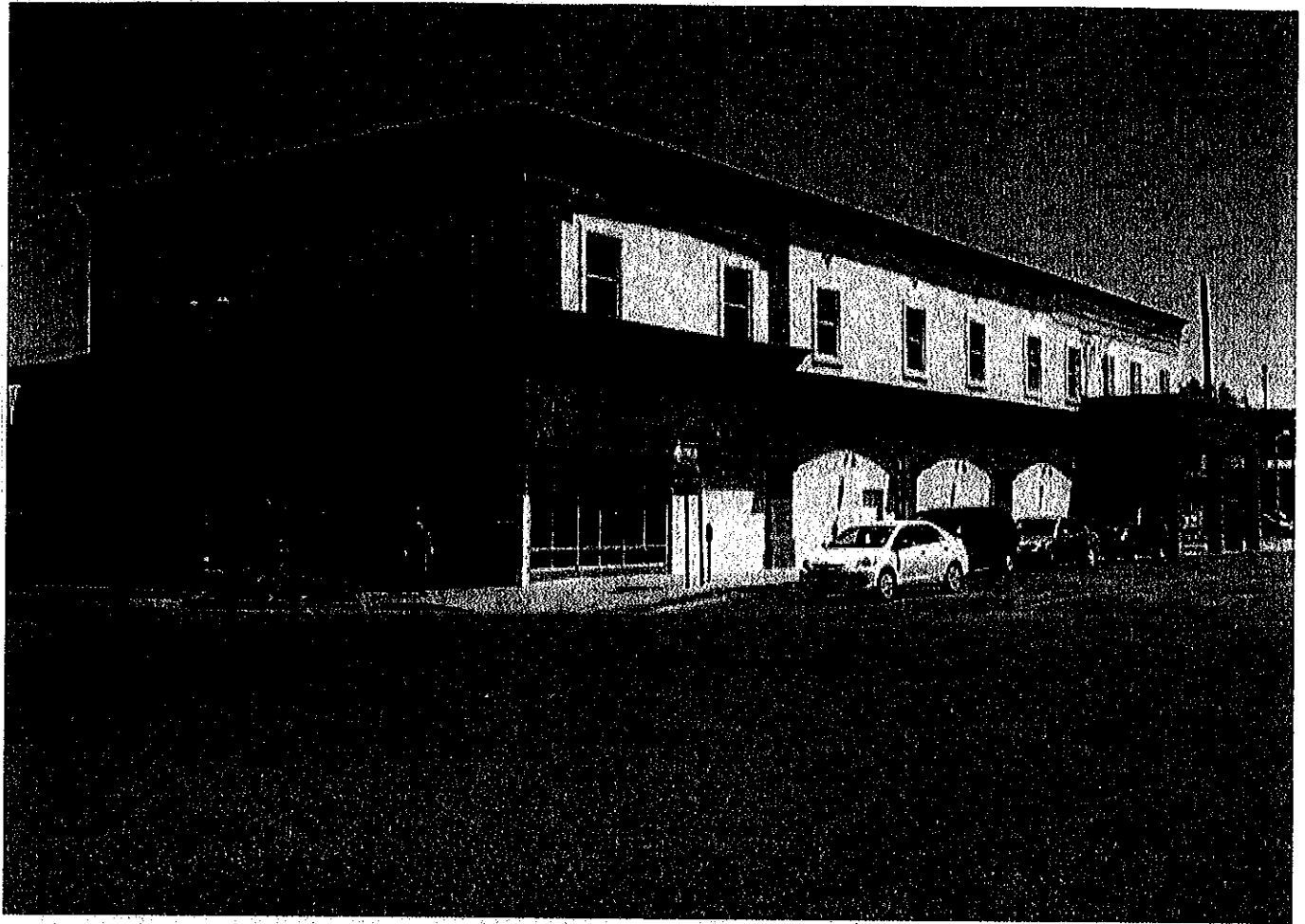
Unconditional waiver & release

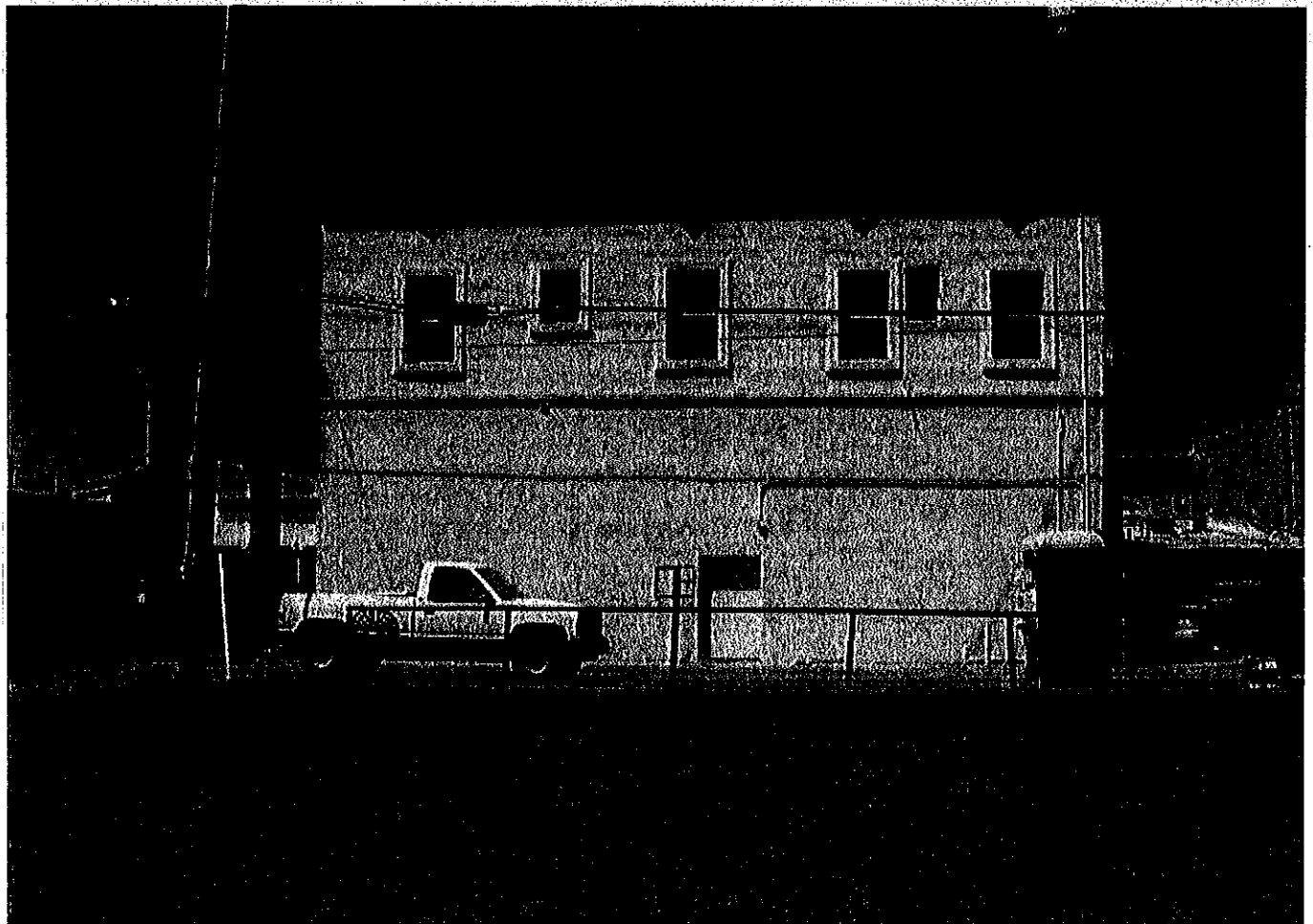
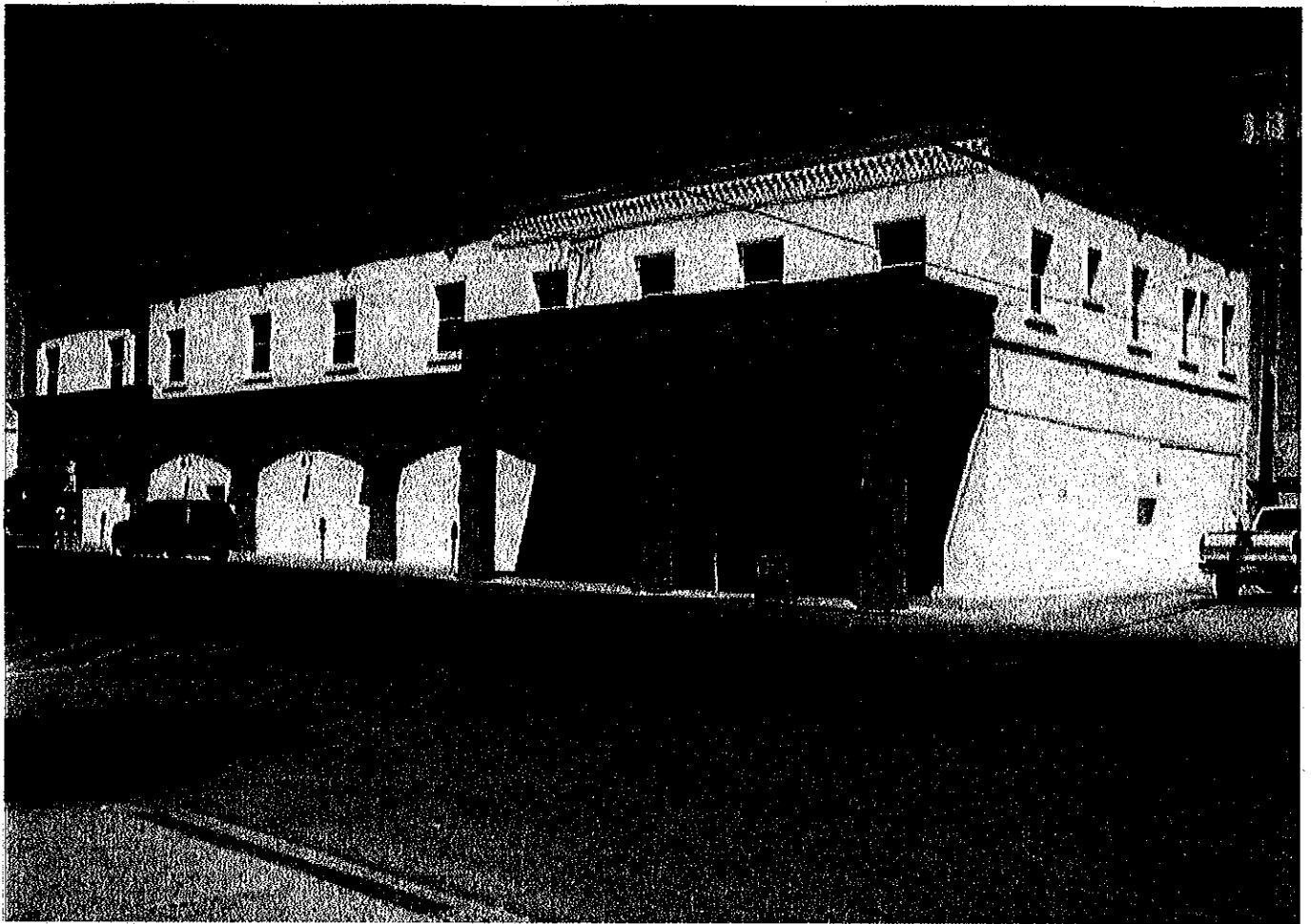
Recorded Notice of Completion

Agenda Item No. \_\_\_\_

Page \_\_\_\_ Of \_\_\_\_







*e-mail  
rec'd 12/21/09  
JH*

Note: A separate application for  
must be completed for each building  
or address/parcel

**STOREFRONT REBATE PROGRAM  
PRE - APPLICATION**

DATE: December 17, 2009

City of Calexico  
Community Redevelopment Agency  
608 Heber Avenue  
Calexico, CA 92231

1. Applicant Name: B.H. Properties, LLC
2. Mailing Address: P.O. Box 49993, Los Angeles, CA 90049
3. Site Address: 102-104 Second Street, Calexico, CA 92231
4. Parcel Number: 058-522-001-000
5. Contact Person: Sheila Crisostomo
6. Daytime Phone No.: (310) 820-8888 ext. 101
7. Best Time to Contact: Daytime from 8am to 5 pm
8. Store Name(s) 102-104 Second Street
9. Property Owner's Name B.H. Properties, LLC
10. Tenant Name(s) Kids Supercenter
11. Description of Proposed Façade Improvement(s):

Please see attached.

12. Estimated Amount of Total Façade Improvements: (Please attach cost breakdown)


Please see attached.

The applicant, B.H. Properties, LLC, has read the guidelines for the storefront Rebate Program and agrees to carry out the work in accordance with these guidelines. The applicant further agrees to comply with design guidelines and the specific design recommendations of the Design Review Committee/Agency staff. Any changes in the approved plans or specifications must be presented to the Agency for approval.

In addition, the applicant agrees to *provide a photograph of the storefront(s) before the improvements have been performed.*

I further understand that I must submit detailed cost documentation, including cancelled checks, bills, copies of building permits, all contractors' waivers of liens, and photograph of the storefront(s) upon completion of the Storefront Rebate Program improvements.

Finally, I further understand that I cannot begin work on the improvements until my application has been approved by the Agency and copies of all necessary permits (i.e., building, sign, awning, etc.) have been submitted to the Agency. I realize that the cost of work performed prior to these occurrences will not be reimbursed by the Agency.

Signature:  Date: December 17, 2009

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Please check appropriate:

  X   Owner

       Tenant

Completed form should be submitted to:

City of Calexico  
Community Redevelopment Agency  
608 Heber Avenue  
Calexico, CA 92231



## **Torres Construction Co.**

46 Las Flores Dr.  
Calexico, Ca 92231  
Lic. # 595399

### **Proposal and Contract**

**Name: BH Properties, LLC**  
**Address: 102 2<sup>nd</sup> St. Calexico, Ca 92231**  
**Phone: (310) 820-8888 Ext. 101**

### **All Work To Be Done As Per Plan Specifications (Option 8)**

#### **Right Side Elevation Work:**

- 1.) Board top (10) upper windows with 26gauge thickness sheet metal and wood trims 1"x 2' to resemble a window. Will paint with flat exterior Behr paint.
- 2.) Will board the 18 2x2 ft. top windows on the back porch. The lower windows, which are half wood boarded and half glass will be painted. Will put new plywood under the lower windows. Will patch and paint entire back porch with flat exterior Behr paint. Will cover all visible plaster cracks.
- 3.) The Decorative brick on the back top part to remain as is, with a new layer of stucco. Will not remove bricks.
- 4.) Patch all visible broken bricks & holes with plaster and stucco over them.
- 5.) Patch (cover) four existing lower windows with plywood, lath, plaster & stucco.
- 6.) Right elevation will have three lower arches, 4 pillars framed out of wood. Arches and pillars will be rewrapped lath and stucco.
- 7.) The top two pillars will be formed with 1/2" lath expansion joint to resemble arches and pillars.

#### **Front Side Elevation Work:**

- 1.) Will remove 22 2x12" pieces of wood popping from top part of wall and plaster over them.



2. All new decorative foam molding around 14 top windows arches, middle and lower of building. Will have stucco finish with flat Behr exterior paint as proposed in rendering Option 8 will consist of foam.
- 3.) Front top elevation will have three pillars, two arches formed with ½" lath expansion joint and all the lower front elevation framed out of wood bolted to bricks with pre-wrap, lath and stucco.

**South Side Elevation Work:**

- 1.) South side elevation to have five windows boarded with 26 gauge thickness sheet metal & add 1"x 2" wood trims. One window will be re-plaster (covered).

**Other Work To Be Done:**

- 1.) Install ceramic tiles in diamond shape as proposed.
- 2.) Install six exterior lamps with photo eyes, all electrical wiring necessary.
- 3.) Existing building area that will not be framed out of wood to receive a layer of plaster and stucco finish. Area where new framework is to be done (lower right side arches only) ½" expansion joints. 2 layers of jumbo Tec paper, wire mesh and stucco finish.
- 4.) Will consist of foam, a layer of fiberglass mesh, plaster and stucco. Color to be chosen  
By owner. Molding design can be chosen by owner.

**Note:**

Stucco colors, some foam trim designs, tile designs, can be chosen by owner at no extra cost. Will consist of foam, a layer of fiberglass mesh plaster and stucco.

**Total Amount (Sixty Two Thousand Three Hundred Dollars) --\$62,300DlIs**

**Prices Do Not Include Any Required City Permits, Plans or Engineering Fee. Any Other Work Will Be Charged Extra.**

**These Amounts Are 100% Of The Materials And Cost Only. They Do Not Include Prevailing Wages.**

Name and Registration Number of any salesperson who solicited or  
Negotiated this contract.

Respectfully submitted,

NAME

Lernado Torres

By TORRES CONSTRUCTION CO.  
46 LAS FLORES DR.  
CALEXICO, CA 92231  
PH (760) 357-3479

Contractor are required by law to be licensed and regulated by  
the Contractor's State License Board. Any questions concerning a  
contractor may be referred to the registrar of the board whose  
address is:

Contractor's State License Board  
3132 Bradshaw Road  
Sacramento, Ca 95826

Contractor's State License No.  
595399

You, the buyer, may cancel this  
transaction at any time prior to  
midnight of the third business day  
after the date of this transaction.

#### ACCEPTANCE

You are hereby authorized to furnish all materials and labor required to complete the work mentioned in the  
above proposal, for which BH PROPERTIES, LLC agree to pay the amount  
mentioned in said proposal and according to the terms thereof.

ACCEPTED FOR BH PROPERTIES, LLC  
Michael C. Nelson DATE 02/01 20 19

#### NOTICE TO OWNER

Under the Mechanics lien law any contractor, laborer, material  
man or other person who helps to improve your property and is  
not paid for his labor, services or material, has a right to enforce  
his claim against your property.

Under the law, you may protect yourself against such claims by  
filing before commencing such work of improvements  
and original contract for the work of

improvement or modification thereof, in the office of  
the county recorder of the county where the property  
is situated and requiring that a contractor's bond be re-  
corded in such office. Said bond shall be in an amount  
not less than fifty percent (50%) of the contractor price  
and shall, in addition to any conditioned for the perform-  
ance of the contract be conditioned for the payment in  
full of the claims of all persons furnishing labor, service  
equipment or materials for the work described in said  
contract.



## **Torres Construction Co.**

46 Las Flores Dr.  
Callexico, Ca 92231  
Lic. # 595399

Name: BH Properties, LLC

Address: 102 2<sup>nd</sup> St. Callexico, Ca 92231

Phone: (310) 820-8888 Ext. 101

### **Addendum**

All work to be done as per plan specifications (Option 8).

#### **South Side Elevation Work (Alley)**

- 1.) Layer of plaster over entire side wall. New stucco plaster layer.
- 2.) All new decorative foam molding around windows and crown moldings at top part of building.
- 3.) Remove all hanging metals on top part of walls.

#### **Right Side Elevation Work**

- 1.) Install two new tempered glass windows with black aluminum frame.

#### **Front Side Elevation Work**

- 1.) Replace two old hollow wood doors for two new commercial metal doors. (No door jambs included nor needed.)

**Note:** Stucco colors, door colors, some foam trim designs, can be chosen by owner at no extra cost.

Total Amount (Ten Thousand Three Hundred Seventy Five) -----\$10,375.00Dls.

Prices do not include any required city permits, plans or engineering fee. Any other work will be charged extra. These amounts are 100% of the material costs only. They do not include prevailing wages.

*Addendum #1*

Name and Registration Number of any salesperson who solicited or  
Negotiated this contract.

Respectfully submitted,

NAME *Luisando L...*

By TORRES CONSTRUCTION CO.  
46 LAS FLORES DR.  
CALEXICO, CA 92231  
PH (760) 357-3479

Contractor are required by law to be licensed and regulated by  
the Contractor's State License Board. Any questions concerning a  
contractor may be referred to the registrar of the board whose  
address is:

Contractor's State License Board  
3132 Bradshaw Road  
Sacramento, Ca 95826

Contractor's State License No.  
595399

You, the buyer, may cancel this  
transaction at any time prior to  
midnight of the third business day  
after the date of this transaction.

#### ACCEPTANCE

You are hereby authorized to furnish all materials and labor required to complete the work mentioned in the  
above proposal, for which BT PROPERTIES, LLC agree to pay the amount  
mentioned in said proposal and according to the terms thereof.

ACCEPTED FOR BT PROPERTIES, LLC  
*Michael C. Nielsen* DATE 02 / 01 20 10

#### NOTICE TO OWNER

Under the Mechanics lien law any contractor, laborer, material  
man or other person who helps to improve your property and is  
not paid for his labor, services or material, has a right to enforce  
his claim against your property.

Under the law, you may protect yourself against such claims by  
filing before commencing such work of improvements  
and original contract for the work of

improvement or modification thereof, in the office of  
the county recorder of the county where the property  
is situated and requiring that a contractor's bond be re-  
corded in such office. Said bond shall be in an amount  
not less than fifty percent (50%) of the contractor price  
and shall, in addition to any conditioned for the perform-  
ance of the contract be conditioned for the payment in  
full of the claims of all persons furnishing labor, service  
equipment or materials for the work described in said  
contract.



## Torres Construction Co.

46 Las Flores Dr.  
Calexico, Ca 92231  
Lic. # 595399

Name: BH Properties, LLC

Address: 102 2<sup>nd</sup> St. Callexico, Ca 92231

Phone: (310) 820-8888 Ext. 101

### Addendum 1

1.) Clean, epoxy, patch and re-stucco all visible plaster (lines) cracks on North, West and South elevations. The re-stucco will be approximately 2,500sq.ft. to 3,000sq.ft.

2.) Paint all (North) front elevation, (West) right side elevation, (South) side elevation, two different colors. To be chosen by owner.

Note: All paint to be Flat Exterior Behr Paint. Can not guarantee that (lines) cracks will not reappear in the future. All labor & materials included.

Paint crown molding are not part of this Addendum, work has already been billed on the original contract. ✓

Total Amount (Nine Thousand Five Hundred Eighty Dollars) -----\$9,580.00Dls.   
 \$2  
 5-4-10

Name and Registration Number of any salesperson who solicited or  
Negotiated this contract.

Respectfully submitted,

NAME \_\_\_\_\_

By TORRES CONSTRUCTION CO.  
46 LAS FLORES DR.  
CALEXICO, CA 92231  
PH (760) 357-3479

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address is:

Contractor's State License Board  
3132 Bradshaw Road  
Sacramento, Ca 95826

Contractor's State License No.  
595399

You, the buyer, may cancel this  
transaction at any time prior to  
midnight of the third business day  
after the date of this transaction.

Addendum # 2

### ACCEPTANCE

You are hereby authorized to furnish all materials and labor required to complete the work mentioned in the above proposal, for which FOR BH PROPERTIES, INC. agree to pay the amount mentioned in said proposal and according to the terms thereof.

ACCEPTED Michael E. Neal DATE 05/04 20 10

### NOTICE TO OWNER

Under the Mechanics Lien law any contractor, laborer, material man or other person who helps to improve your property and is not paid for his labor, services or material, has a right to enforce his claim against your property.

Under the law, you may protect yourself against such claims by filing before commencing such work of improvements and original contract for the work of

improvement or modification thereof, in the office of the county recorder of the county where the property is situated and requiring that a contractor's bond be recorded in such office. Said bond shall be in an amount not less than fifty percent (50%) of the contractor, price and shall, in addition to any conditioned for the performance of the contract be conditioned for the payment in full of the claims of all persons furnishing labor, service equipment or materials for the work described in said contract.



# CITY OF CALEXICO

Community Redevelopment Agency

608 Heber Avenue  
Calexico, CA 92231  
Tel: 760.768.2177  
Fax: 760.357.3831  
redevelopment@calexico.ca.gov  
www.calexico.ca.gov

May 11, 2010

B. H. Properties LLC.  
P.O. Box 49993  
Los Angeles, Ca. 90049

Reference: Storefront Rebate Project- Addendum #2  
102-104 Second St. APN058-522-001-000

Dear Mr. Gozini,

You submitted addendum #2 on 5-4-10 for the project located at 102 Second St., Calexico, Ca. You submitted the addendum to repair minor damages to the front north, west and south elevations. You require paint to finish the repairs mentioned. The addendum qualifies for an additional \$2,662.50. The total reimbursement of the storefront project is a maximum of \$40,000.00. This letter supersedes your previous letter dated 2-28-09.

Upon completion of your project you have 120 days to submit the following documents to the Redevelopment Agency Office.

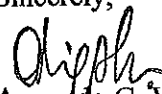
1. Picture Final rendering
2. Final Occupancy
3. Contractors invoice
4. Prove of payment to contractor with a copy of the **cancelled checks**
5. Contractors Lien release
6. Business license

Please be reminded that all City procedures, permits and ordinances must be adhered to and this qualification is only Storefront Rebate Program funding and participation. At that time we will execute an agreement to formalize the reimbursement.

Construction must commence within 60 days from the date of this letter and is required to be completed within 180 calendar days.

If you have any questions feel free to contact Julia Osuna or myself at 760-768-2177.

Sincerely,

  
Armando G. Villa  
Assistant City Manager  
AGV/jo

*Viva Calexico!*

**UNCONDITIONAL WAIVER AND RELEASE UPON FINAL PAYMENT**  
CIVIL CODE 3262 (d) (4)

THE UNDERSIGNED HAS BEEN PAID IN FULL FOR ALL LABOR, SERVICES, EQUIPMENT OR  
MATERIAL FURNISHED TO Torres Construction Company ON THE JOB OF  
BH Properties, LLC LOCATED AT 102 2nd St. Calexico  
(OWNER) (JOB DESCRIPTION)

AND DOES HEREBY WAIVE AND RELEASE ANY RIGHT TO A MECHANIC'S LIEN, STOP NOTICE,  
OR ANY RIGHT AGAINST A LABOR AND MATERIAL BOND ON THE JOB, EXCEPT FOR DISPUTED  
CLAIMS FOR EXTRA WORK IN THE AMOUNT OF \$ 0

DATE: 7/14/10

Torres Construction Company  
(COMPANY NAME)  
BY owner / Leonardo Zamora  
(TITLE)

NOTICE: THIS DOCUMENT WAIVES RIGHTS UNCONDITIONALLY AND STATES THAT YOU HAVE BEEN PAID FOR  
GIVING UP THOSE RIGHTS. THIS DOCUMENT IS ENFORCEABLE AGAINST YOU IF YOU SIGN IT, EVEN IF YOU  
HAVE NOT BEEN PAID, IF YOU HAVE NOT BEEN PAID, USE A CONDITIONAL RELEASE FORM.

NOTICE: THIS FORM COMPLIES WITH THE REQUIREMENTS OF CIVIL CODE SECTION 3262 (d) (4)



RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

NAME City of Calexico  
STREET ADDRESS 608 Heber Ave  
CITY Calexico, CA 92231  
STATE  
ZIP

Recorded in Official Records, Imperial County

**Dolores Provencio**  
County Clerk / Recorder

P Public

Doc#: **2010-018406**



Titles: 1 Pages: 1

Fees 7.00  
Taxes 0.00  
Other 2.00  
PAID \$9.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## NOTICE OF COMPLETION

Notice pursuant to Civil Code Section 3093, must be filed within 10 days after completion. (See reverse side for complete requirements.)  
Notice is hereby given that:

- The undersigned is owner or corporate officer of the owner of the interest or estate stated below in the property hereinafter described:
- The full name of the owner is BH PROPERTIES, LLC
- The full address of the owner is 11111 SANTA MONICA BLVD SUITE #600 LOS ANGELES, CA 90025
- The nature of the interest or estate of the owner is: In fee.

(If other than Fee, strike "in fee" and insert, for example, "purchaser under contract of purchase," or "Leasee")

- The full names and full addresses of all persons, if any, who hold title with the undersigned as joint tenants or as tenants in common are:

N/A

NAMES

ADDRESSES

- The full names and full addresses of the predecessors in interest of the undersigned, if the property was transferred subsequent to the commencement of the work or improvements herein referred to:

N/A

NAMES

ADDRESSES

- A work of improvement on the property hereinafter described was completed on 07/15/10. The work done was: FACADE RENOVATION

- The names of the contractor, if any, for such work of improvement was TORRES CONSTRUCTION

(If no contractor for work of improvement as a whole, insert "None")

(Date of Contract)

- The property on which said work of improvement was completed is in the City of CALEXICO  
County of IMPERIAL, State of CA, and is described as follows:

- The street address of said property is 102 2ND STREET

(If no street address has been officially assigned, insert "none.")

Dated

07/20/10

FOR BH PROPERTIES, LLC

(Signature of Owner or corporate officer of Owner named in paragraph 2, or his agent)

CHIEF FINANCIAL OFFICER

### VERIFICATION

I, the undersigned, say: I am the CHIEF FINANCIAL OFFICER the declarant of the foregoing Notice of Completion;  
(President of, Manager of, Partner of, Owner of, etc.)  
I have read said Notice of Completion and know the contents thereof; the same is true to my own knowledge. I declare under penalty of perjury that the foregoing is true and correct.

Executed on

July 20,

at LOS ANGELES, CALIFORNIA.

(Signature of the individual who is swearing to the contents of the Notice of Completion are true)

